HIGHEST AND BEST USE	DESCRIPTION OF THE IMPROVEMENTS (continued)
Summary of Highest & Best Use: The B-3 zoning classification allows the current use is the highest and best use from the original design and use of the structure and perking areas and proximity to railroad tracks. The B-3 zoning classification allows the current use is the highest and best use from the original design and use of the structure and perking areas and proximity to railroad tracks. Highest & Best Use as if vazant: This property's location between railroad tracks and busy secondary artery road makes the present use as repair darage or waterbouse facility the highest and best use. Highest & Best Use as improved: November 16, 2011 November 16, 2011 Commercial automotive repairs.	Comments of the Improvements: The main garage building is concrete block with stucco exterior coating. The main walls are 10 tall. There is a second floor area of 714 square feet and a basement rea of 912 square feet. The second floor has been used for storage and has uneven flooring systems being added at different time periods. The beasement area is it with fluorescent lighting and inclinatescent. Also there is an observation by dast occupant. Access if from the interchange of Fairgrounds Road and Route 20 at a traffic light which services the subject property. DEFINITION The main garage building is concrete block with stucco extending the surgery of th



Commercial property summary appraisal report

FIRE NO. 11A-010C-	
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		SITE VALUATION
Net Site – Indicated Value Net Site Area: Excess Land – Indicated Value (if applicable) Excess Land Area: INDICATED	Comments/Analysis of Excess	Methodology Comments: Co FEATURE FEATURE Address 1250 Mentor Avenue Painesville Township. Proximity to Subject Lot/Map Identifier Sale/Deed Reference Data Source(s) Verification Source(s) Deed 60 Data Source(s) Verification Source(s) Deed 60 Data Source(s) Verification Source(s) Deed 60 Date of Sale/Time Conditions of Sale Cash Equivalent Price Sale Concessions Net Site Area (in Sq.Ft.) VALUE ADJUSTMENTS Net Site Area (in Sq.Ft.) Site Improvements Paving: Net Adjustment (Total, in \$) Comments/Analysis of Comparable final value correlation.
58,370 Sq.Ft. 6 (if applicable) 0 Sq.Ft. INDICATED VALUE	Land (if applicable):	I PROPERTY Ohio 440: CONIO 440: CONIO 440: I PROPERTY ONIO 440: I PROPER
OF THE SU	Site is completely	Comparables with similar utility will be analyzed. Comparables with similar utility will be analyzed. Conjugation of the property Comparable Sites: Comparables with similar utility will be analyzed. Conjugation of the property Comparable Site No. 1
Indicated Value of Net Site per Unit Area: Indicated Value of Excess Land per Unit BJECT TOTAL SITE (Net Site Indicated V	tely in use.	
Init Area: \$ per Unit Area: \$ licated Value + Excess L		
0.69 0 and Indicated Va		51,800 +(-) \$ Adjust +4,740 -10,000 on by railroad 1
= \$ S		PARABLE SITE NO. 2 COMPARABLE SITE NO. 3 evard
40,000 40,000		125,000 +(;) \$ Adjust +(;) \$ Adjust +(;) \$ Adjust +2,610 -45,000 -63,770 s considered in



Commercial property summary appraisal report

This Cost Approach Analysis is based upon:
Source of Cost Data: Marshal & Swift

Multipliers:
Comments on cost **COST APPROACH** Local multiplier: 1.00
Structure Breakdown
Building or Component
Service Area and Office Building or Component 2nd Floor Building or Component
Basement Storage Site Improvements & Additional Items
Description Current Multiplier Building is not properly insulated with older single plate glass Economic Obsolescence Physical Depreciation - Short-lived Items Basement Storage 2nd Floor Service Area and Office Physical Depreciation - Long-lived Entrepreneurial Profit & Soft Costs Functional Obsolescence est end of bay room area. The railway track is so close as to disrupt any activities of the Cost Appro 1.02 There is a storage area with access from a ladder as to disrupt any activities.

\$ 20,000 \$ 20,000 \$

TOTAL DEPRECIATION = \$(
DEPRECIATED VALUE OF THE IMPROVEMENTS = \$(
OPINION OF VALUE OF PERSONAL PROPERTY and/or OTHER NON-REALTY INTERESTS INCLUDED = \$(
OTHER NON-REALTY INTERESTS INCLUDED = \$(
INDICATED VALUE BY COST APPROACH (Frounds) = \$(
INDICATED VALUE BY COST APPROACH = \$(
INDI Age 35 35 35 1.02 Comments on cost data, multipliers, etc.: Economic Life 60 60 Area Sq.Ft 12,946 Area Sq.Ft. 714 Area Sq.Ft. 912 ××× SITE IMPROVEMENTS & ADDITIONAL ITEMS - TOTAL COST NEW = \$
ALL IMPROVEMENTS - TOTAL COST NEW = \$ Depreciation % Depreciation % Depreciation % 58.33 58.33 58.33 Unit Cost \$/Sq.Ft 26.59 Unit Cost \$/Sq.Ft 13.45 Unit Cost \$/Sq.Ft 34.42 Unit Cost \$ \$ \$ 69 69 69 II . II \$ \$ 50 And/Or Lump Sum 15,000 And/Or Lump Sum X = \$
X = \$
OFT COSTS - TOTAL COST NEW = \$
GRAND TOTAL - COST NEW = \$ Basic Cost 445,601 Costs Feb. 2010, Multiplier Jan. 2011 Basic Cost 24,250 Basic Cost 9,603 Area multiplier: X
Story height multiplier: X
Story height multiplier: X
BUILDING = \$
3S - TOTAL COST NEW = \$
sic Local multiplier: X
Area multiplier: X
Story height multiplier: X
BUILDING = \$ Story height multiplier: | | BUILDING : S 63 63 63 63 8 8 8 8 All Improvements Total Cost New Local multiplier: Area multiplier: $\times \times \times$ Depreciation Amount 265,117 5,713 14,428 Depreciation Amount Depreciation Amount File No.: 1.02 1.02 1.02 11A-016C-01-013-0 | | | | | 454,513 Cost 24,735 1.00 Cost 9,795 1.00 1.00 24,735 .89,043 208,785 208,800 489,043 9,795 489,043 320,258 168,785 40,000



a	COMPARABLE SALES ANALYSIS																										
GP COMMERCIAL			Subject GRA:							best available at the	Comments/Analysis of Comparable Sales:	Net Adjustment (Total, in : Adjusted Sale Price (in \$)				Type of Construction Construction Quality	.Ft.)	Net Building Area Gross Building Area				C.E. ADJUSTMENTS Rights Appraised	ırce(s)		Building Usage/Name	등 라	FEATURE
	OPINION		12 046 Sa F							time of this assignm	of fi	\$)		Good	61	co on block	1,010	12,946 sq.ft.	\$ nreconstion		n/a n/a	DESCRIPTION Fee Simple	Deed 60-331 n/a	05	L.C. Garage	, Ohio 4407	SUBJECT PROPERTY
Copyright⊚ 2008 by a la mode, inc. This Form GPSMCOMG — "WinTOTAL"	OPINION OF VALUE OF PERSONAL PROPERTY and/or OTHER NON-REALTY INTERESTS INCLUDED Other item(s) affecting the sales comparison approach value (if applicable) INDICATED VALUE BY SALES COMPARISON APPROACH FINAL INDICATION OF VALUE BY SALES COMPARISON APPROACH (ROUNDED)	ביייי בייייי בייייי ביייייי ביייייי ביייייי	20.08							best available at the time of this assignment and will develop the subject's true market value.	The three sales were used in the Sales Appraoch are from	Net 13.4 % Gross 84.2 % \$		Good	21	Brick on block	-	10,800 sq.ft.	\$ 27.33		06/19/2008 Cash	DESCRIPTION Fee Simple	Deed 2008R017544	Deed 2008R017544 Lake County Reorders	Center-Tyler Auto	8700 Tyler Avenue Mentor, Ohio 44060	COMPARABLE SALE
mode, inc. This form may be reproduced unmodified without "WinTOTAL" appraisal software by a la mode, inc.	PROPERTY and/or (s) affecting the sale INDICATED OF VALUE BY SALI	חססייין איניין	/Sα FF CRΔ·							the subject's tru	used in the Sale	-39,700 255.500			+67,900 36	-24,000 B	-10,800 2	+36 500 +36 500	295,200		-32,800 0; C	+(-) \$ Adjust	328,000	s Records		m w	NO. 1
ed unmodified without written play a la mode, inc. — 1-8	OTHER NON-REALTY INTERESTS INCLUDED es comparison approach value (if applicable) VALUE BY SALES COMPARISON APPROACH ES COMPARISON APPROACH (ROUNDED)	OPINION OF VALUE OF EXCESS LAND	VALUE RY SALES COMP								es Appraoch are fro	Net 32.9 % Gross 53.8 % \$		Good	36 Average	Brick on block	25,395	12,700 sq.ft.	Si u	None	02/26/2010 Cash	DESCRIPTION Fee Simple	eed 2010R003831	Deed 2010R003831 Lake County Reorders		35790 Curtis Boulevard Eastlake, Ohio 44095	COMPARABLE SALE NO.
en permission, however, 1-800-ALAMODE	TERESTS INCLUD value (if applicab varison APPROA ROACH (ROUNDE	JE OF EXCESS LA	A BRISON A BRISON							a poi aisor i co	om the Lake C	-126,500 258.500		-0,000	+23,900 (-27,000 F		+4 200 +4 200	385,000			+(-) \$ Adjust	385,00	S		a	10. 2
mod)ED = \$ (CH = \$ (D) = \$	п								do nicos comparabl		Net 21.2 % Gross 36.8 % \$		Good	50 50	Block	86,074	12,847 sq.ft.	\$ 38.92	None	12/10/2010 Cash	DESCRIPTION Fee Simple	Deed 2010R029229 \$ 500,000	_ake County Reords	Rt. 2 Collision	37960 Depot Street Willoughby, Ohio 44094	COMPARABLE SALE NO. 3
rledg	260,000 260,000	0	360 000							20 21 0 11 0	They share	-106,100 393.900		-00,000	+39,000		-45,100	+(-) & Adjust				+(-) \$ Adjust	500,000	rs Records		094	LE NO. 3

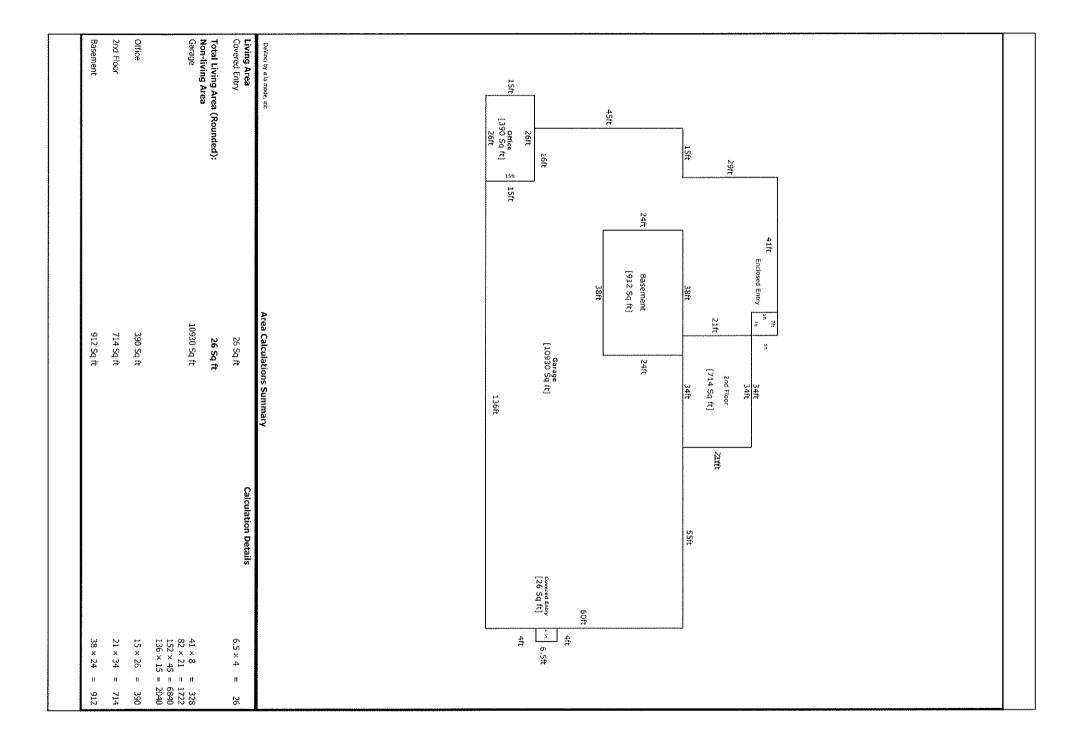


GENERAL COMMENTS	ATTACHMENTS	FINAL RECONCILIATION				è
	A true and complete copy properly understood without Attached Exhibits: Sketch addendum Additional sales If required for this assignmen	DATE OF REPORT: Based on the degree of in and Appraiser's Certificat OPINION OF VALUE (as define EFFECTIVE DATE(S) OF VALUE.	Opinion of Value of any Person Final Reconciliation: G	Value Indication - Sales Comp Value Indication - Income App	Value Indication - Total Site Value: Value Indication - Cost Approach:	Alling Clai biobo
	A true and complete copy of this report containspages, including exhibits which properly understood without reference to the information contained in the complete report calculated Exhibits: Scope of work Cost addendum Additional sales Additional rentals Income/expens	November 17, 2011 Spection of the Subject Property, adj: \$ 260,000 E: November 8, 2011	Opinion of Value of any Personal Property and/or Other Non-Realty Interests Included: Gas pumps with realed equipm, ent have mar	arison Approach: roach:		sity sullillally appliaisal lepoit
	s, including exhibits which are conside ad in the complete report. Limiting cond/certification Cost addendum Income/expense addenda addender lesewhere in this report.	November 17, 2011 Based on the degree of inspection of the Subject Property, as indicated below, the defined Scope of Work, Statement of Assumptions and Appraisar's Certifications, my (cur) Opinion of the Market Value (or other specified value type), as defined herein, of the OpiNIVO TRULE (as defined): 260,000 Control Co	n-Realty Interests Included: equipm,ent have market vlaue of about \$6,300		Ü	ישוויסטונ
	red an integral part of the report.	TION: Noven Pe of Work, Statement of Assum value type), as defined herein (other, describe) (other, describe)				File No.:
	This appraisal report may not be Photograph addenda Additional sites Extraordinary assumptions	November 8, 2011 Assumptions and Limiting Conditions, herein, of the Subject Property is:	8			IA-010C-01-013



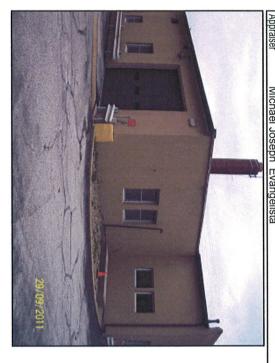
Building sketch

			_
Appraiser		Property Address	Client
Michael Joseph Evangelista	Painesville Township	1250 Mentor Avenue	Mr. Edward H. Zupancic
	Painesville Township County Lake State Ohio Zip Code 44077		Edward H. Zupancic
	State Ohio		
	Zip Code 44077		



Subject Photo Page

_	_	_	_
•	City	Property Address	Client
W	Painesville Township	Property Address 1250 Mentor Avenue	Mr. Edward H. Zupancic
	County Lake		
	State Ohio		
	Zip Code 44077		



Subject front

1250 Mentor Avenue

n/a Gross building area 12,946 Age 61

<u>-</u>

Looking northeast from Route 20.



Subject rear

Looking southwest.



Subject street

Gasoline pump island.